

**MINUTES OF THE JONESTOWN CITY COUNCIL SPECIAL CALLED MEETING
HELD FEBRUARY 28, 2008, 7:30 P.M. AT THE CITY COUNCIL CHAMBERS 18649
FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

A. ITEMS OPENING MEETING:

1. CALL TO ORDER

MAYOR ARMSTRONG

Mayor Armstrong called the meeting to order at 7:30 p.m.

2. ROLL CALL

CITY SECRETARY

Upon roll call, the following members were present: Alderman Walker, Alderman Nichols, Mayor Armstrong and Alderman Aaron. Alderman MacMicking and Mayor Pro Tem Buckle were absent. A quorum was not present. Mayor Armstrong asked for everyone to wait for Mayor Pro Tem Buckle, who arrived at 7:33 p.m. Mayor Armstrong announced a quorum present.

B. CITIZEN COMMUNICATIONS (Discussion only on items that are not on the agenda.)

There were no citizen communications.

C. GENERAL BUSINESS AND ACTION ITEMS:

OLD BUSINESS:

1. Discussion and possible action concerning a request by Gerald and Judy Seim, owners of part of Tract 31, Panoramic Hills, located along Mountain Top Circle, north of FM 1431, in the City of Jonestown's Extraterritorial Jurisdiction, for approval of a resubdivision of Tract 31, including the following variances from the Code of Ordinances:
 - 1) 94.020(b) - Lot 1 width is less than 150 feet.
 - 2) 92.045(b)(9) - Lot 1 frontage on a usable, dedicated public road right-of-way of less than 150 feet.
 - 3) 92.045(b)(8) - The ratio of average depth to average width for lots exceeding two and one-half to one (2.5:1).
 - 4) 94.020(b) - Lot 1 area of less than one (1) acre.

Alderman Walker made a motion to approve the request by Gerald and Judy Seim, owners of part of Tract 31, Panoramic Hills, located along Mountain Top Circle, north of FM 1431, in the City of Jonestown's Extraterritorial Jurisdiction, for approval of a resubdivision of Tract 31, including the following variances from the Code of Ordinances with variances 1 through 4 with the restrictive covenant attached. Alderman Aaron seconded the motion. Mayor Pro Tem Buckle asked the current height of the tower – which is 250 feet, as is in the covenant. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman Nichols, Mayor Pro Tem Buckle and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.**

Mayor Armstrong and the applicants signed the restrictive covenant.

NEW BUSINESS:

1. Discussion and possible action to accept the FY 2006/2007 audit report.

Alderman Nichols made a motion to accept the FY 2006/2007 audit report as presented at the last Council meeting. Alderman Aaron seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman Nichols, Mayor Pro Tem Buckle and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.**

2. Discussion and possible action to accept the report and implement the recommendations of the Facilities Committee:

- a. Approve a contract with Burns Architects, Inc. for the Police Department building.

Mayor Armstrong announced that this item is being pulled because the contract is not ready and it will be back on the next agenda.

- b. Appoint Chief John Stetar, City Administrator Dan Dodson, Building Inspector Bob Stevenson, Jim Conatser and Jim Scoggins to a pre-design and development team for the police building.

Alderman Aaron made a motion to approve the appointment of Chief John Stetar, City Administrator Dan Dodson, Building Inspector Bob Stevenson, Jim Conatser and Jim Scoggins to a pre-design and development team for the police building. Alderman Nichols seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols and Alderman Walker. No: None. Abstain: None. Motion carried unanimously.**

- c. Approve an ordinance closing a section of North Park Drive.

Alderman Walker made a motion to approve the ordinance closing a section of North Park Drive. Alderman Aaron seconded the motion. Alderman Nichols asked a question about the right of way as opposed to the road, and City Attorney Paige Saenz answered his question, that it is just closing the road. A replat of the lots and the street right of way is being prepared. Alderman Walker asked about the timing of closing the road, and Ms. Saenz and City Administrator Dodson discussed the road closure timing with Council. They both stated that the ordinance can be approved but not enforced until it needs to be. Alderman Walker amended his motion to include that the road will be physically barricaded at the City Administrator's discretion. Alderman Aaron accepted the amendment to the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman Nichols, Mayor Pro Tem Buckle and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.**

- d. Authorize the Facilities Committee to participate in the public solicitation and interview process for a Construction Manager at Risk to assist in the design, development, budgeting and construction management of the building project.

Mayor Pro Tem Buckle made a motion to approve the authorization of the Facilities Committee to participate in the public solicitation and interview process for a Construction Manager at Risk to assist in the design, development, budgeting and construction management of the building project. Alderman Aaron seconded the motion.

Alderman Walker asked for a friendly amendment to add City Administrator, Dan Dodson and the Police Chief, John Stetar to be voting members of the committee to select the Construction Manager at Risk. His friendly amendment was accepted. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols and Alderman Walker. No: None. Abstain: None. Motion carried unanimously.**

- e. Authorize the City Administrator to determine and execute the best option for the removal or demolition of the existing structure on the Simons property.

Alderman Aaron made a motion to authorize the City Administrator to determine and execute the best option for the removal or demolition of the existing structure on the Simons property. Mayor Pro Tem Buckle seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols and Alderman Walker. No: None. Abstain: None. Motion carried unanimously.**

- f. Authorize the Facilities Committee to develop a plan for the remodel and upgrade of the maintenance facility.

Alderman Nichols asked to add City Administrator Dan Dodson and Public Works Director Gilbert Herrera to the committee for voting purposes. Alderman Aaron made a motion to authorize the Facilities Committee to develop a plan for the remodel and upgrade of the maintenance facility, and add City Administrator Dan Dodson and Public Works Director Gilbert Herrera to the committee for voting purposes. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols and Alderman Walker. No: None. Abstain: None. Motion carried unanimously.**

- 3. Discussion and possible action on an ordinance authorizing the issuance of \$1,000,000 "City Of Jonestown, Texas General Obligation Bond, Series 2008"; levying a continuing direct annual ad valorem tax on all taxable property within the city to pay the interest on said bond and to create a sinking fund for the redemption thereof and the assessment and collection of such taxes; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said bond.

Bond Attorney, Tom Pollan and Financial Advisor, Ladd Pattillo discussed the ordinance with Council. Alderman Nichols made a motion to approve the ordinance authorizing the issuance of \$1,000,000 "City Of Jonestown, Texas General Obligation Bond, Series 2008"; levying a continuing direct annual ad valorem tax on all taxable property within the city to pay the interest on said bond and to create a sinking fund for the redemption thereof and the assessment and collection of such taxes; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said bond. Alderman Aaron seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman Nichols, Mayor Pro Tem Buckle and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.**

Mayor Armstrong announced a recess to execute the bond documents. The recess was from 8:04 p.m. to 8:27 p.m.

4. **EXECUTIVE SESSION.**

a. Convene into executive session pursuant to Section 551.072, to deliberate the purchase or value of real properties.

Mayor Armstrong announced that Council would convene into executive session pursuant to Section 551.072, to deliberate the purchase or value of real properties. Council left the dais at 8:28 p.m.

b. Reconvene into open session to take action as deemed appropriate regarding the purchase or value of real properties.

At 8:51 p.m. Mayor Armstrong reconvened the open session. Mayor Pro Tem Buckle made a motion to authorize the Mayor to enter into earnest money contract with the Weems to purchase the property, Lots 36 and 37, Retirement Village #1, in Jonestown, Travis County, Texas in accordance with the terms that we discussed in executive session and ask that Paige provide us with a final earnest money contract incorporating those terms, and unless one of the City Council members request that this be put back on the agenda for March 13th, the Mayor can proceed to sign it without any further authorization from City Council. Alderman Walker seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Mayor Pro Tem Buckle, Alderman Nichols and Alderman Walker. No: None. Abstain: None. Motion carried unanimously.**

D. ADJOURNMENT

Mayor Armstrong adjourned the meeting at 8:53 p.m.

PASSED AND APPROVED AT A REGULAR MEETING HELD ON MARCH 13, 2008.

Deane Armstrong, Mayor
City of Jonestown

ATTEST:

Linda Hambrick, City Secretary